079.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	620,100 / 620,100
					USE VALUE:	620,100 / 620,100
					ASSESSED:	620,100 / 620,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
285		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PADALS REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	25 BLACKWELL ST
Street 2:	
Twn/City:	DORCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	02122 Type:

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN M -
Owner 2:	PADALS REALTY LLC -
Street 1:	PO BOX 292
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .299 Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1951, having primarily Clapboard Exterior and 1456 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	13003.000	186,300		433,800	620,100
Total Card	0.299	186,300		433,800	620,100
Total Parcel	0.299	186,300		433,800	620,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.89 /Parcel: 425.89

Legal Description

User Acct 49012

GIS Ref

GIS Ref

Insp Date 09/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 079.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	186,300	0	13,003.	433,800	620,100		Year end	12/23/2021
2021	104	FV	180,200	0	13,003.	433,800	614,000		Year End Roll	12/10/2020
2020	104	FV	180,200	0	13,003.	433,800	614,000	614,000	Year End Roll	12/18/2019
2019	104	FV	147,900	0	13,003.	440,000	587,900	587,900	Year End Roll	1/3/2019
2018	104	FV	147,900	0	13,003.	328,500	476,400	476,400	Year End Roll	12/20/2017
2017	104	FV	147,900	0	13,003.	297,500	445,400	445,400	Year End Roll	1/3/2017
2016	104	FV	147,900	0	13,003.	285,100	433,000	433,000	Year End	1/4/2016
2015	104	FV	147,300	0	13,003.	241,700	389,000	389,000	Year End Roll	12/11/2014

!6432!

PRINT

Date	Time
12/30/21	03:54:29

LAST REV

Date	Time
12/06/21	11:42:17
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6432

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	79155-77	1	11/16/2021	Intra-Corp	355,000	No	No		
GOOD ENERGY LLC	79155-71	1	11/16/2021	Mult Lots	1	No	No		
BOSCO STEPHEN J	62350-529		7/30/2013	Mult Lots	625,000	No	No		
TIERNEY ELEANOR	49607-273		6/14/2007		360,000	No	No		
TIERNEY ELEANOR	48396-595		10/30/2006	Family	1	No	No		
	24783-396		8/16/1994		130,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	PH	Patrick H
5/27/2009	Measured	189	PATRIOT
12/4/2008	MLS	MM	Mary M
3/18/2007	MLS	HC	Helen Chinal
2/12/2000	Inspected	263	PATRIOT
1/10/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49012
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		13003		Sq. Ft.	Site		0	70.	0.48	5			Med. Tr	-10	Ledge	-15			433,802						433,800	

Total AC/HA: 0.29851 | Total SF/SM: 13003 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 433,802 | Spl Credit | Total: 433,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	9 - Crawl Space		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	14 - Asphalt Tile	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj $ / SQ:	135.000
Other Features:	103500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	270054
Depreciation:	83717
Depreciated Total:	186337

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

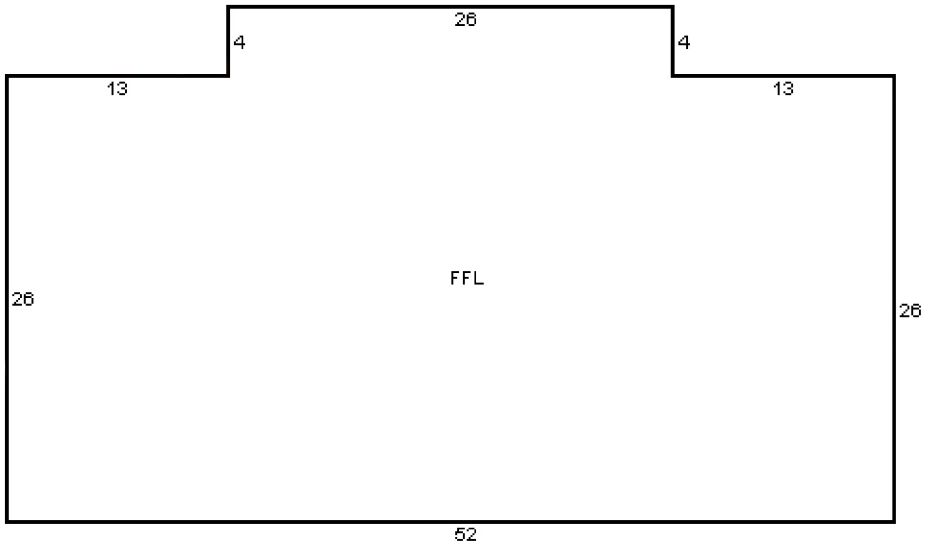
No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	121.50
Special Features:	0	Val/Su Net:	127.95
Final Total:	186300	Val/Su SzAd	127.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,456	135.000	196,560
Net Sketched Area:		1,456	Total:	196,560
Size Ad	1456	Gross Area	1456	FinArea 1456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	3	8X8	A	AV	1980	0.00	T	31.2	104						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

079.0-0001-0004.0

IMAGE

AssessPro Patriot Properties, Inc